

DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL 1 - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;

THENCE SOUTH 83°28'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;

THENCE SOUTH 01°16'04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISTANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCES OF 17.74 FEET (0.23" WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL 1 - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER 120021655 ISSUED BY STEWART TITLE AGENCY OF COLUMBUS, LTD, WITH AN EFFECTIVE DATE OF MARCH 26, 2002 AT 7:00 A.M.. ENCUMBRANCES RECORDED AFTER MARCH 26, 2002 ARE NOT SHOWN ON THIS PLAT.

ITEM 12 - AN EASEMENT FOR POLE LINE ALONG STRINGTOWN PIKE TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 1127, PAGE 143, SAID EASEMENT BEING OF UNSPECIFIED WIDTH AND DOES NOT AFFECT THE SUBJECT PARCEL, SINCE SAID EASEMENT LIES NORTH OF PARCEL ON STRINGTOWN ROAD.

ITEM 13 - A 100 FEET-WIDE EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 1715, PAGE 281, FOR THE PURPOSE OF CONSTRUCTING STEEL TOWERS, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 14 - AN EASEMENT TO THE CITY OF GROVE CITY, OHIO, OF RECORD IN INSTRUMENT NUMBER 199901260019340, SAID EASEMENT BEING 20 FEET IN WIDTH, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 15 - A TEMPORARY AND PERMANENT EASEMENT TO THE CITY OF GROVE CITY, OHIO, OF RECORD IN INSTRUMENT NUMBER 200110300249180, SAID PERMANENT EASEMENT BEING 20 FEET IN WIDTH, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY. SAID TEMPORARY EASEMENT BEING 20 FEET IN WIDTH, DOES AFFECT SUBJECT PARCEL, IS SHOWN ON THIS SURVEY AND SEE NOTE 4.

GENERAL NOTES:

1. THIS SURVEY DOES REPRESENT ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL AS PROVIDED IN TITLE COMMITMENT NUMBER 120021655 ISSUED BY STEWART AGENCY OF COLUMBUS, LTD, WITH AN EFFECTIVE DATE OF MARCH 26, 2002.
2. THIS SURVEY DOES REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL THAT WERE VISIBLE AT THE TIME OF THIS SURVEY.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".
4. AS IT PERTAINS TO ITEM 15 BEING A 20 FEET-WIDE TEMPORARY EASEMENT TO THE CITY OF GROVE CITY, OHIO, OF RECORD IN INSTRUMENT NUMBER 200110300249180, SAID TEMPORARY EASEMENT BEING DESCRIBED AS LYING ADJACENT TO THE WEST SIDE OF THE PERMANENT EASMENT AND SHOWN GRAPHICALLY WITHIN EXHIBIT A TO BE ADJACENT TO THE EAST SIDE OF SAID PERMANENT EASEMENT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S 83°28'51" E FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN MARCH, 2002.

FLOOD NOTE:

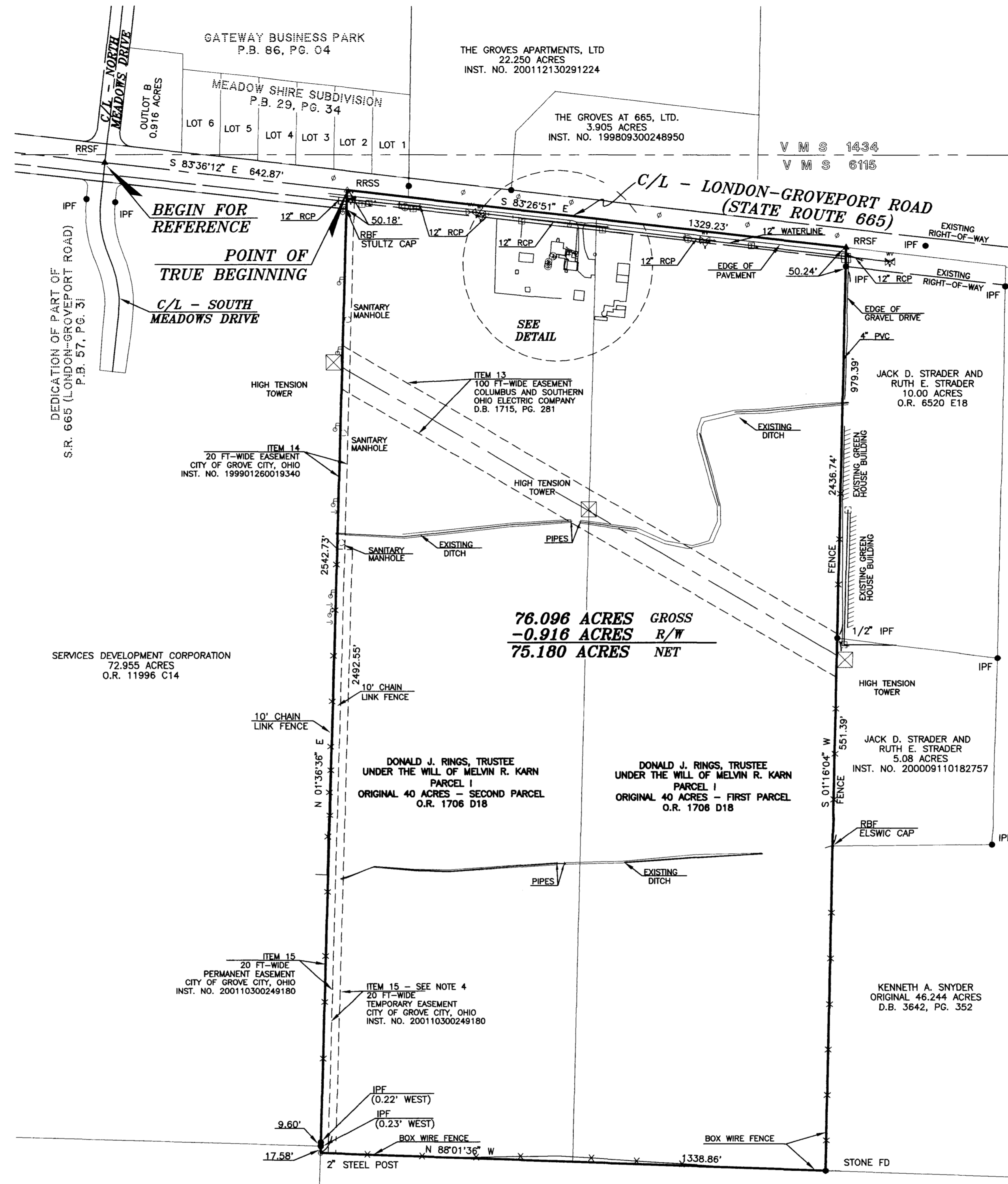
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AND ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD-NO BASE ELEVATIONS DETERMINED), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049 C 0329 G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY STATEMENT:

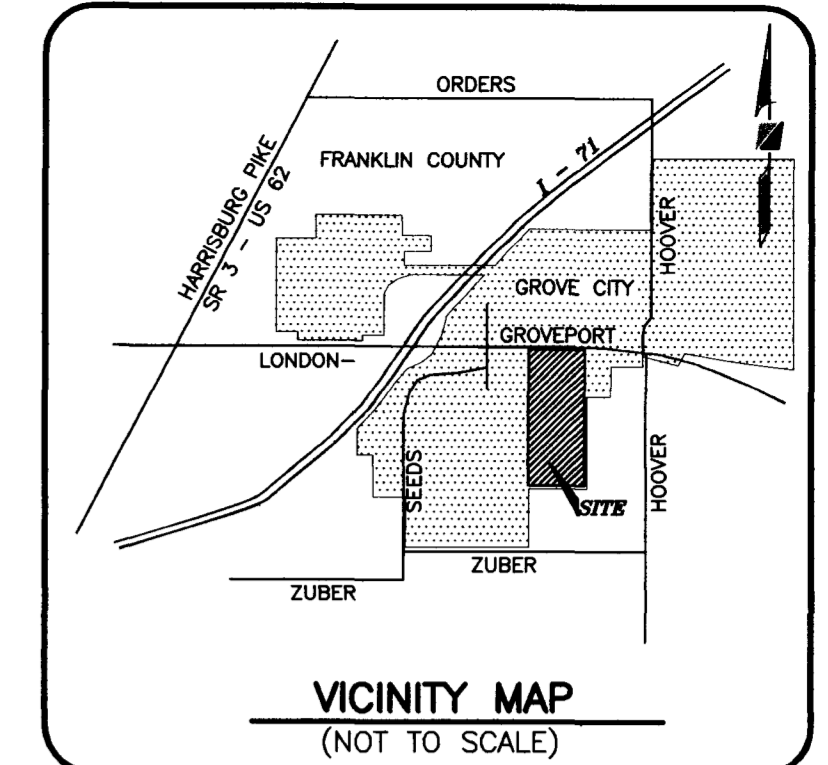
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

O.U.P.S. REFERENCE NUMBER:

0408-839-002-00

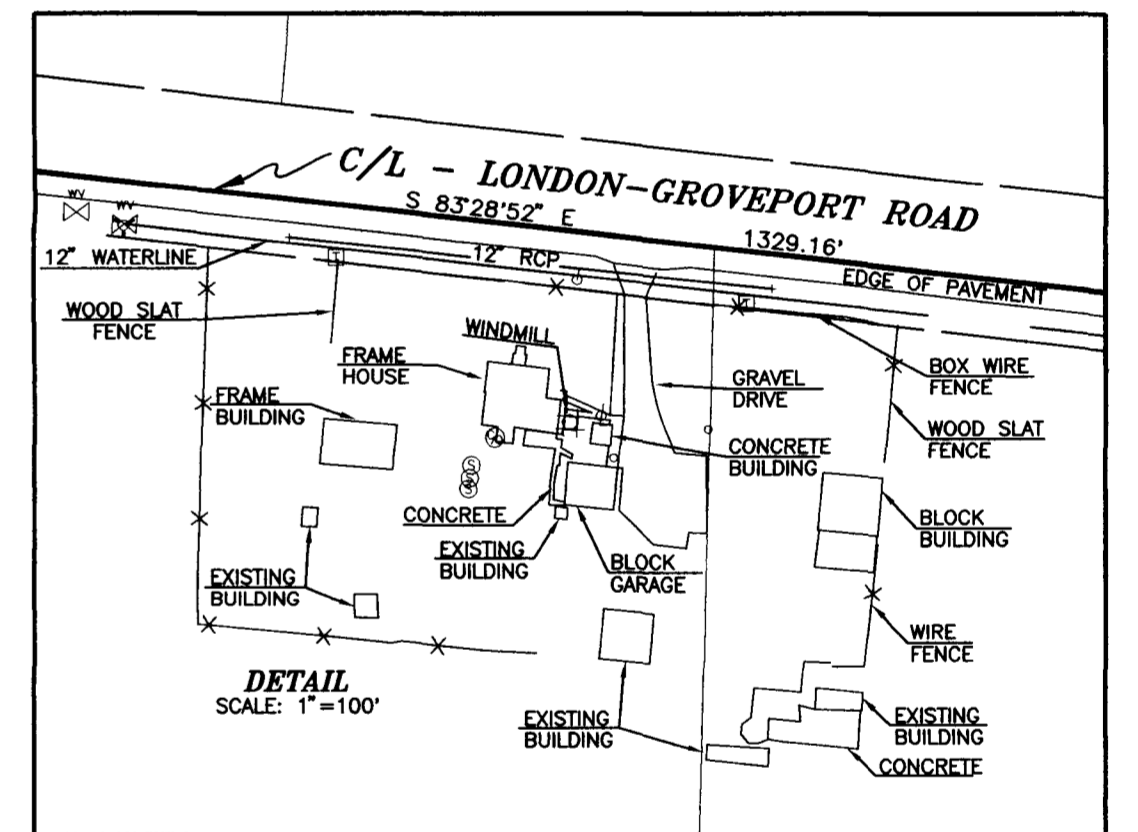


76.096 ACRES GROSS
-0.916 ACRES R/W
75.180 ACRES NET

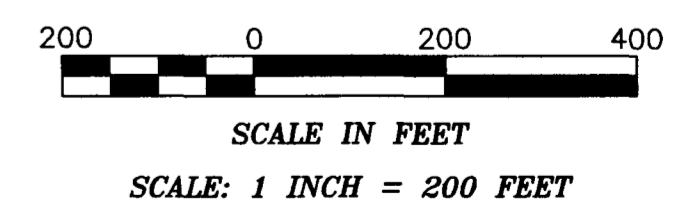


LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSS RAILROAD SPIKE FOUND
- ▲ RRSS RAILROAD SPIKE SET
- ◆ PKNF PK NAIL FOUND
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY
- MONUMENT FOUND
- STONE STONE FOUND
- ⊕ POWER POLE
- ⊖ GUY WIRE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC MANHOLE
- ⊕ COMBINATION POLE
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEAN OUT
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC POLE
- ▲ GAS MARKER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS TAP
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ WATER VALVE
- ⊕ WATER TAP
- ⊕ WATER METER
- ⊕ WATER METER PIT
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE POLE
- ⊕ CABLE TV PEDESTAL



ALTA/ACSM LAND TITLE SURVEY OF
76.096 ACRES
LYING IN
VIRGINIA MILITARY SURVEY NO. 6115
GROVE CITY, FRANKLIN COUNTY, OHIO



PREPARED BY:

R.D.Zande & Associates

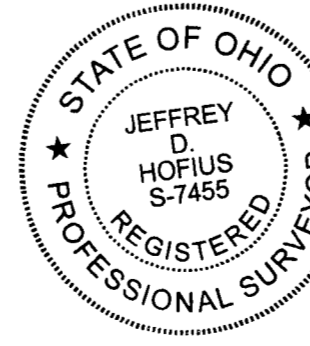
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

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CERTIFICATION:

TO: DONALD J. RINGS, TRUSTEE, STEWART TITLE GUARANTY COMPANY, STEWART TITLE AGENCY OF COLUMBUS, LTD AND KE'S POND, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



R. D. ZANDE & ASSOCIATES, INC.
JEFFREY D. HOFIUS
DATE
REGISTERED SURVEYOR NO. 7455